



**Traci Gere**

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# HOUSE OF REPRESENTATIVES

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**Testimony of Representative Traci Gere Introducing LD 1184,  
An Act to Require Municipal Reporting on Residential Building Permits, Dwelling Units  
Permitted and Demolished and Certificates of Occupancy Issued  
April 8, 2025**

Good afternoon Senator Curry and fellow members of the Joint Standing Committee on Housing and Economic Development. I am Representative Traci Gere, and I represent House District 134, which encompasses Kennebunkport and coastal Biddeford and Kennebunk. I am before you today to present LD 1184, which creates a process to track Maine's progress on meeting our housing goals.

Whenever faced with big challenges, many of us have used the strategy of setting "SMART" goals – that is, goals that are Specific, Measurable, Achievable, Relevant, and Time-bound. In Maine, as we confronted our housing shortage, we started by getting a report on our housing needs. This report showed that we need roughly 84,000 housing units statewide to address historic underproduction and to support the on-going development of our workforce. The Housing Opportunities Program (HOP) staff in the Department of Economic and Community Development then convened a statewide working group to allocate that number by county, basing these estimates on production trends and on the need for homes so that communities can thrive and businesses and the economy can grow. These projects broke down our housing production challenge into smaller, more digestible SMART goals.

Now we need to take the next steps. One key step is to create a process for tracking our progress. LD 1184 builds on a 2024 Leadership Maine project that interviewed municipal officials from all over the state of varying sizes and structures to understand how they currently issue building and demolition permits for housing, approve housing for occupancy, and track housing production. Based on the findings of this project, the Greater Portland Council of Governments (GPCOG) pilot tested, again with a representative sample of municipalities of varying locations, sizes, and structures, an easy-to-use form that municipalities would complete annually to report on housing production. This process will allow us to track the progress we're making at both the regional and state levels, identify needs for support and technical assistance, and celebrate wins and successes.

As the adage says, "You manage what you measure," and LD 1184 would enable us to measure and manage our housing progress. Thank you for your consideration, and I ask you to support LD 1184.

Respectfully,

A handwritten signature in cursive script that reads "Traci Gere".

Traci Gere  
State Representative

District 134: Biddeford (part), Kennebunk (part) and Kennebunkport